

Planning Commission

Regular Meeting of October 1, 2014

A regular meeting of the Planning Commission was called to order by Chairman Nicholson at 7:01 p.m., Wednesday, October 1, 2014, in the City Council Chambers, 25541 Barton Road, Loma Linda, California.

Commissioners Present: John Nichols, Chairman
Ryan Gallant
Jay Nelson

Commissioners Absent: Nikan Khatibi, Vice Chairman
Carolyn Palmieri

Staff Present: Konrad Bolowich, Assistant City Manager
Richard Holdaway, City Attorney
Guillermo Arreola, Associate Planner

Chairman Nichols led the Pledge of Allegiance. No items were added or deleted; no public participation comments were offered upon invitation of the Chairman.

PC 14-22 – PRECISE PLAN OF DESIGN (PPD) NO. 14-057 (PUBLIC HEARING) - A request to construct a 6,700 square foot office/warehouse on a vacant lot located at 25449 Redlands Boulevard in the East Valley Corridor Specific Plan – Commercial Industrial. The building will include 2,000 square feet of office area, and a five-bay, 4,750 square foot warehouse area. The project will include 19 parking spaces and approximately 11,616 square feet of landscaping.

Planner Arreola presented the staff report into evidence, reviewing the proposal, vicinity map, site plan, floor plan, elevations, renderings, landscape plan, buffer between the project and residential areas to the west and south, and the traffic study indicating no measurable impact on the current level of service. He also indicated the Public Works Department requirement of a recorded parcel map prior to the issuance of any building permit as the project is on two lots and the building straddles the property line. He noted that the purpose of the buffer zone is to provide a separation between the project and residential areas to the south and west and as the proposal currently does not provide that visual buffer, staff has added an additional Condition of Approval that would require the applicant to work with Staff to add additional trees. He further noted a wording change requested by the applicant to Condition #37 to indicate an Environmental Site Assessment rather than a Phase I Environmental Site Assessment as an environmental study has already been completed. Staff is agreeable to this wording change.

Chairman Nichols opened the Public Hearing.

Discussion ensued with Planning Commissioners, Staff and applicant regarding:

- Staff clarified the wording change to Condition #37 – a Phase I Environmental Site Assessment is essentially a review of possible hazardous materials, oil spills, etc. on the site. The full environmental study already completed on the property encompasses those issues as well as others such as historical and archeological issues.
- The proposed use is a permitted use within the zone, the conditions are for the development of the site, i.e. compliance with the general plan, zoning, etc. The findings contained in the staff report help direct that effort.

Upon invitation of the Chairman, Mr. Bob Stewart, Largo Court, Loma Linda, addressed the Commission. He represented the property owner to the east of this development and is very pleased to have this development and felt it is a good fit for the area.

Discussion continued with Planning Commissioners, Staff and applicant regarding:

- Vehicular circulation with multiple driveways and amount of traffic – as this is a construction company, multiple driveways allows separation of trucks going back to the bays and the cars visiting the building; the traffic study indicates about 40 vehicle trips per day.
- Regarding different driveway sizes – curb cuts already exist, modification to west driveway was necessary to meet requirements for spacing between the driveway and existing utility structures.
- Question regarding allowing right in, right out only turns – Redlands Boulevard has center turn lane and no signalized intersections near enough to be affected and should be acceptable for left turns.
- Confirmed pedestrian pathway along (public sidewalk along Redlands Boulevard) will continue existing sidewalk from west of the project along project frontage.
- Path of travel from sidewalk to the building – possible requirement from building department – applicant indicated willing to modify landscaping along frontage to accommodate if necessary.

- Confirmed that plans had been routed to the Fire Department and were returned with no negative comments.
- Regarding the undeveloped portion of the site – applicant confirmed that it would remain in its current condition and remain available for possible future expansion. Upon further discussion, applicant was agreeable to work with staff to pave or landscape if so required. It was also confirmed that the area would not be used for open storage.
- Landscaping on the east elevation includes hedges and drainage.
- Exterior lighting – LED lighting that shines down, placed at the corner of every bay, as well as along the building frontage, with final placement dependent upon photometric plan to be reviewed and approved by staff as required in the Conditions of Approval.
- The heavy timber mountain-like design would be a positive addition to the community; confirmed with applicant it was wood lap siding. Applicant indicated original design was steel siding and discussions with staff led to the proposed wood lap siding.
- Confirmed windows were dual pane with black frame, doors are dark cappuccino brown, roll-up doors are white, and wrought iron fencing is black.
- Suggested by Commissioner Nelson that the upper portion of the columns on the front of the building could be more proportional in size with the base. Applicant indicated that the canopy was self-supporting, therefore the columns were an architectural feature, however was agreeable to work with staff on the size.
- Block wall trash enclosure will be of materials and color to coordinate with the building.
- Signage includes the company name on the building only; no proposed monument sign.
- Commissioner Nelson complimented the applicant on the landscaping and suggested that for the money, perhaps a different species tree more indigenous to the area might be a better choice than the proposed Blue Spruce.
- Confirmed there was a condition of approval to include bike racks.
- The Commission was concerned with the unpaved portion of the lot. The applicant agreed to pave the proposed unpaved portion of the lot.

Upon invitation from the Chairman, Dick Wiley, Loma Linda, addressed the Commission suggesting motion sensor lighting and cameras as a deterrent for graffiti.

Chairman Nichols closed the Public Hearing.

Motion by Gallant, seconded by Nelson and carried to approve Precise Plan of Design No. 14-057 subject to the Conditions of Approval with modifications to include: Condition #37 to remove the words “Phase I”, the addition to modify the buffer zone landscaping to include additional trees, the trash enclosure to match the building color scheme, the requirement of a recorded parcel map prior to issuance of a building permit, and applicant to work with staff regarding column size. Khatibi and Palmieri absent.

PC 14-23 – CONDITIONAL USE PERMIT (CUP) 14-096 (PUBLIC HEARING) – A digital sign cabinet on an existing free-standing sign at the Corporate Business Center at 10459 Mt. View Avenue. Due to an error in publishing, the project will be re-noticed and the Public Hearing set for October 15, 2014

Assistant City Manager indicated that original publication and noticing of this project contained an error in the Public Hearing date and therefore is being re-noticed and will be held on October 15, 2014.

PC 14-24 – APPROVAL OF MINUTES – September 3, 2014

Motion by Gallant, seconded by Nelson and carried unanimously to approve the minutes of September 3, 2014 as presented. Khatibi and Palmieri absent.

REPORTS BY PLANNING COMMISSIONERS

Chairman Nichols commented on Dollar Tree moving into the vacant building at the corner of Redlands Blvd. & Mt. View Ave.

Chairman Nichols commented regarding the Commission acting as a quasi-design review board and the need to discuss the level of documentation required of an applicant. It was suggested scheduling a workshop for some time in the future.

REPORTS BY STAFF

Assistant City Manager Bolowich provided a brief update on the following:

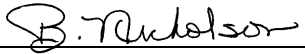
- Gas station at Mt. View Avenue and the I-10 Freeway was finishing some street improvements.
- As part of the Campus Transformation Plan, a 6-story parking structure was proposed at the Northeast corner of Campus and Barton Road and would be before the City Council on October 28. The balance of the Transformation Plan is to include a realignment of the main entrance to

the hospital with Prospect Street with signalization and aligning the front door of the Medical Center and the front door of the VA hospital on the same street.

- Campus Street pedestrian bridge was in place and should be open for use in the next month or so.
- Staff is working on a number of projects on the California Street corridor, and possibly bringing the environmental review forward in about 3 or 4 months.
- Dedication of the Stewart Street underpass took place last month. With future widening of Campus Street, the parking corridor and driving access to the Medical Center would be via Stewart Street to Campus Street, with the front of the Medical Center being more pedestrian oriented.
- University Church is working on campus rebuild.

The meeting adjourned at 8:14 p.m.

Minutes approved at the meeting of October 15, 2014.



Barbara Nicholson
Deputy City Clerk